City of Lafayette
City Council Special Meeting
Redevelopment Agency Special Meeting
ACTION MINUTES

Lafayette Community Center
500 St. Mary's Road, Lafayette, California

May 28, 2009
5:30 pm

1. CALL TO ORDER

Mayor Tatzin called the meeting to order at 5:30 pm.

2. ROLL CALL

Present: Council Members: Mayor Tatzin, Vice-Mayor Andersson, Councilmembers Anderson, Federighi

Absent: Council Members: Anduri

Staff: Steven Falk, City Manager; Ann Merideth, Community Development Director; Joanne Robbins, City Clerk

3. ADOPTION OF AGENDA

ACTION: It was M/S/C to adopt the agenda. Vote: 4-0-1 (Ayes: Tatzin, Andersson, Anderson, Federighi; Noes: None; Absent: Anduri).

4. PUBLIC COMMENTS

None

5. OLD BUSINESS

Continued consideration of the Draft Lafayette Downtown Strategy and Specific Plan

Mayor Tatzin gave opening remarks on what has occurred at the previous special meetings.

Height and Density

The Council agreed to set aside the remaining height and density items for this meeting, and move through the other issues.

Circulation

Community Director Ann Merideth presented staff recommendations, and Council discussed circulation.

Public comments on circulation: Lynn Hiden, Bryne Mathisen, Susan Callister, Avon Wilson, Guy Atwood, Eliot Hudson, Joan Bruzzone, Pat Stouffer, George Burtt, Bobbie Frietas, Geoff Bellenger, Carol Singer

The Council continued its discussion, and agreed to the following:

- General
  - State more clearly the reasons why development under the Plan will reduce long-term congestion in the downtown when compared to long-term-congestion under the General Plan.
  - Provide more context for the circulation elements by discussing past efforts, particularly MORTRAC.
- Walkability
  - Do not include the aqueduct as part of the Plan except for the section within the West End District to approximately the BART Block. Include discussion about topography challenges.
  - Add more discussion about crosswalk safety, including enhancements such as at-grade lights, and mid-block crossings.
  - Regarding sidewalk gap closures, include the following:
    - The concept is not sidewalks, but pedestrian walkways.
    - Walkways can be meandering, delineated surface striping where appropriate.
    - Pedestrian improvements not necessary everywhere there are gaps.
    - Improvements that are ADA-compliant, including adequate width, benches, should be made where needed.
    - Improvements should be made as part of adjacent private development.
  - Describe a standard for multi-use paths that is wide-enough to safely accommodate both pedestrians and bicycles.
  - The park-once concept should be tied in with a shuttle and adequate pedestrian connections.
  - Assess the feasibility of a pedestrian connection between Brook Street and the Methodist Church parking lot using the private East Street.
  - Include the Lamorinda Trail Loop.
- Street Network:
  - Remove all dotted lines from the graphic on page 6-3 of the Draft Plan, and do not show any new public streets, ROW reserves, and extension of Happy Valley Road.

- Off-street connections:
  - Include the following language: The City will encourage cross-access easements to facilitate informal connections between parking lots and buildings.
  - This encouragement should be used as a redevelopment criterion.
  - Explain in the text the purpose of these connections.

- Show the public right-of-way section of Moraga Road north of Mount Diablo Blvd. as public.

- Transportation

  - Describe the frameworks for a shuttle and transit connections into the neighborhoods, including where is the break-point between the two.

  - Retain Action 5.3.1 regarding a feasibility study for a shuttle, including the route or routes.

Parking

Community Development Merideth presented staff recommendations, and the Council discussed parking.

Public comments on parking: Pat Stouffer, Lynn Hiden, Bobbie Frietas, Bryne Mathisen, Guy Atwood, Joan Bruzzone, Geoff Bellenger, Eliot Hudson

The Council continued its discussion and agreed to the following:

- Provide a better description of the current parking conditions and how the Plan is addressing these conditions.

- Reorganize the discussion about parking in Section 6.3 to distinguish between short-term customer parking and long-term employee parking.

- Add a policy to develop and implement a smarter, market-driven parking strategy, including measures, such as diagonal parking, parking banks, private parking meters, shared parking, and Zip cars.

- Park Once: Explain better this concept and its applicability to small sub-districts or nodes and not the entire downtown, as well as its relationship to a shuttle.

- Parking Standards: Retain the City's current parking standards until after additional parking is provided.

- Parking Structure:

  - Expand Target Zone A for a parking structure that would provide parking for downtown employees to an area that encompasses the freeway to the north, Second Street to the east, just beyond Brook Street to the south, and Dewing Avenue to the west.

- Indicate scattered aggregated lots around the downtown for customer parking.

- There will be no new Parking Commission or Committee; but outside the Plan, consider of a task force to identify specific sites for parking facilities on a future Council agenda.

- Add text about the number of spaces that will be required for a parking structure and standards for site development and building aesthetics.

- Add a policy about providing charging stations in all new development and redevelopment projects.

Parks and Creeks

Community Development Director Merideth presented staff recommendations. City Manager Steve Falk discussed the tools for acquiring property for parks and creeks.

Public comments on parks and creeks: Geoff Bellenger, Carol Singer, Jeff Gilman, Joan Bruzzone, Guy Atwood

The Council discussed parks and creeks, and agreed to the following:

- Parks

  - Eliminate P1 (Shield Block Park West) and P3 (Theater Park).

  - Rewrite the first paragraph and revised the top graphic on page 7-8 to delete the reference to Theater Park (P3) and to describe the relationship of the Library Park (P4) with the development of the entire property and the potential for a public/private relationship.

  - Use PT&R Commission recommendations for the Shield Block Park East (P2):
    - Identify the specific site.
    - Park would have a more urban profile rather than a multi-use park.
    - Preserve large signature oak trees.
    - Design to integrate creekside setting, retail location and possible event space.
    - If gallery becomes available, consider for public space at that time.

  - Parks would be developed in conjunction with private development.

  - There is no position on using redevelopment funds for parks.

- Creeks

  - Eliminate C7 (Old Jonas Creek Greenway).

  - Discuss creek enhancement being a long-term vision given multiple owners, costs, and state and federal agency requirements.

- The Plan needs to be frank about the tools for acquiring property and/or easements – when properties become available or when property owners are interested in a cooperative project – and about not using eminent domain.

6. ADJOURNMENT

The Council / Agency Board adjourned the meeting at 9:35 pm to a special meeting on June 1, 2009.

APPROVED:

Don Tatzin

Don Tatzin, Mayor

ATTEST:

Joanne Robbins

Joanne Robbins, City Clerk